

**APN: 1319-25-000-020  
(Adjusted Parcel 1)**

RECORDING REQUESTED BY :

Park Ranch Holdings, LLC.  
1300 Buckeye Road  
Minden, Nevada 89423

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

Park Ranch Holdings, LLC.  
1300 Buckeye Road  
Minden, Nevada 89423 \_\_\_\_\_

The undersigned hereby affirms that this document submitted for recording does not contain protected information of any person or persons. (NRS 239B.030)



KAREN ELLISON, RECORDER E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BOUNDARY LINE ADJUSTMENT  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: Park Ranch Holdings, LLC., a Nevada limited liability company, in consideration of \$10, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Park Ranch Holdings, LLC., a Nevada limited liability company, its successors and assigns, all that real property situated in the County of Douglas, State of Nevada, bounded and described on Exhibit A attached hereto and incorporated herein by this reference.

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HERewith.

Dated 6-30-21

PARK RANCH HOLDINGS, LLC., a Nevada limited liability company

By: David Park  
**David Park**  
Its: Manager

STATE OF NEVADA )  
                          : SS  
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on June 30, 2021, by David Park, Manager of Park Ranch Holdings, LLC.



  
NOTARY PUBLIC

*COOPER*

**EXHIBIT A  
DESCRIPTION  
ADJUSTED PARCEL 1  
(Current A.P.N. 1319-25-000-020)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of Sections 24 and 25, Township 13 North, Range 19 East, Douglas County, Nevada, described as follows:

**BEGINNING** at the northwest corner of Parcel B per the Land Division Map for Nevis Industries, Inc. No. 2 filed for record January 23, 1979 in the office of Recorder, Douglas County, Nevada as Document No. 29278, said point falling on the southerly line of Muller Lane;

thence along said southerly line of Muller Lane, South 89°26'53" East, 1,196.45 feet;

thence continuing along the southerly line of Muller Lane South 87°36'33" East, 479.38 feet to the northeast corner of said Parcel B;

thence along the east line of said Parcel B, South 00°00'27" East, 1,843.84 feet;

thence North 75°36'55" East, 345.84 feet;

thence South 86°59'51" East, 288.59 feet;

thence along the arc of a curve to the right, having a radius of 175.00 feet, central angle of 49°55'51", and arc length of 152.21 feet;

thence South 37°04'00" East, 194.85 feet;

thence South 54°48'21" West, 400.19 feet to a point on the easterly ordinary high-water mark of the East Fork of the Carson River;

thence along said easterly ordinary high-water mark of the East Fork of the Carson River the following courses:

North 35°11'39" West, 10.13 feet;

North 61°16'24" West, 266.82 feet;

North 63°04'26" West, 199.09 feet;

North 57°39'35" West, 222.12 feet;

North 58°50'23" West, 197.41 feet;

North 49°20'27" West, 125.82 feet;

North 42°20'03" West, 145.34 feet;

North 37°56'36" West, 184.97 feet;

North 18°29'59" West, 200.27 feet;

North 07°15'53" West, 121.63 feet;

North 48°06'33" West, 106.82 feet;

North 73°28'39" West, 117.57 feet;

North 42°33'50" West, 75.09 feet;

North 37°54'37" West, 103.28 feet;

North 07°07'45" West, 68.80 feet;

2003-014  
06/15/21

North 04°33'13" West, 62.18 feet;  
North 18°07'15" West, 177.84 feet;  
South 74°25'47" West, 109.05 feet;  
North 43°56'41" West, 108.20 feet;  
North 80°19'31" West, 98.88 feet;  
South 73°43'47" West, 144.30 feet;  
North 43°47'56" West, 60.01 feet;  
North 34°18'04" West, 41.90 feet;  
North 14°59'57" West, 131.46 feet;  
North 16°12'30" West, 67.90 feet;  
North 11°50'54" West, 112.38 feet;  
North 36°23'56" West, 78.98 feet;  
North 28°46'57" West, 146.26 feet;  
North 18°51'33" West, 30.60 feet to the **POINT OF BEGINNING**,

containing 45.61 acres, more or less.

The basis of bearing of this description is identical to the Map of Division into Large Parcels for Park Cattle Company filed for record June 3, 2008 in said office of Recorder as Document No. 724397 in said office of Recorder.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, P.L.S. 21988  
P.O. Box 2229  
Minden, Nevada 89423



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-25-000-020  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg          f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_ -0-

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Same Owner

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity: Grantor  
 Signature [Handwritten Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Park Ranch Holdings, LLC.  
 Address: 1300 Buckeye Road  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Park Ranch Holdings, LLC.  
 Address: 1300 Buckeye Road  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Rina Kamy R.O. Anderson Engineering Escrow # \_\_\_\_\_  
 Address: 1603 Esmeralda Avenue  
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED